

Welcome to our public engagement event for the proposed regeneration of our depot on Otford Road, Sevenoaks.

Our proposals are at an early stage. Your input will help shape our proposals to ensure they meet the needs and aspirations of the local community and that any possible issues and concerns are identified early.

Thank you for joining us here today.

BRIEF

The site has a long history, currently serving as a storage facility for our waste management teams. Before that, it was a household waste collection centre.

The site is extensively developed with a building and tarmacked ground.

We wish to bring this underused, already developed site back into use for the good of the local community by creating new jobs and opportunities for our residents and businesses.

We are proposing to create four small business units with a drive-through unit.

This proposed development will provide much needed business space, creating new jobs and a new business opportunities that will benefit local residents.

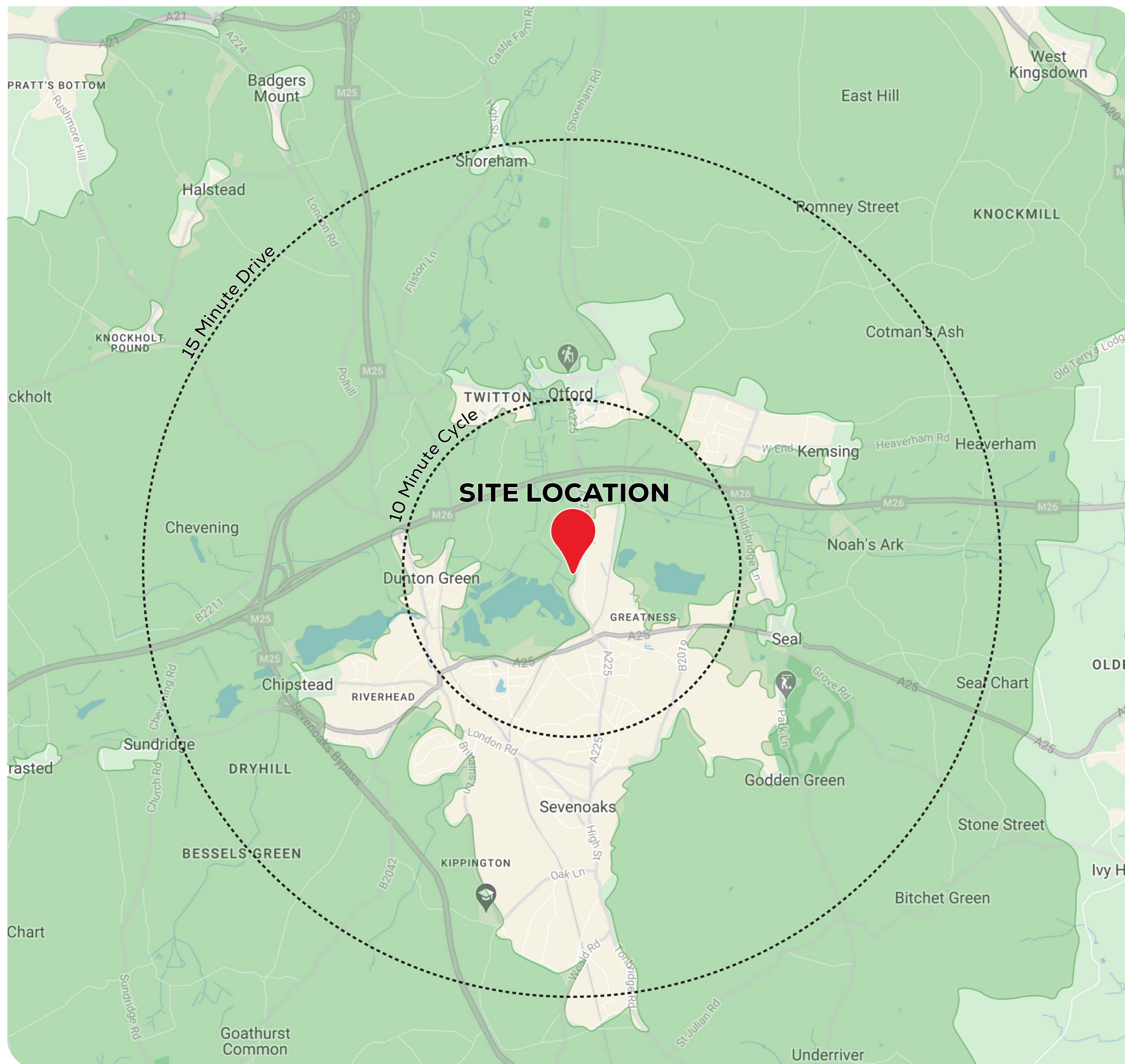
The units would remain under our ownership and be leased to businesses. This will ensure long-term economic benefits for the community.

THE CURRENT SITE



DESIGN TEAM





The site is located to the west of Otford Road, 1.5 miles north of Sevenoaks town centre.

The location has good access to the M25, M26 and M20, providing connections throughout Kent and the south east.

The nearest bus stops are a four minute walk away on Otford Road, providing regular services into Sevenoaks and Swanley.

The nearest train station is Bat and Ball, a ten minute walk away, providing services to Sevenoaks, London and Welwyn Garden City.

The site sits within the Metropolitan Green Belt, and shares a border with the Sevenoaks Gravel Pits Site of Special Scientific Interest (SSSI).

The immediate area surrounding the site is of mixed commercial, industrial, residential and retail use. There is a good availability of nearby businesses, including two supermarkets, retail parks, a gym and light industrial sites, all within a short walking distance.

Key:

- Approximate extent of the Metropolitan Green Belt
- Sevenoaks Gravel Pits SSSI
- Existing trees
- Existing residential properties
- Existing retail units & supermarkets
- Existing depot building
- Existing site access routes
- Site boundary



Map data: © Google 2024

Economic benefits

There is a local demand for small business units. This will assist in retaining small businesses in Sevenoaks and will create new jobs and opportunities.

The varied sizes of the units ensure that they are suitable for a wide range of different local businesses.

Materials

A simple materials palette of timber effect cladding, facing brick and green effect cladding will be used to be sympathetic to the site's surroundings.

The chosen materials reflect similar light industrial, commercial and residential developments within the local area.

Sustainability

Cycle shelters will be provided for secure storage of bicycles for the workers and users of both the drive-through and business units. Electric vehicle charging points will be provided throughout the site.

The business units will make use of solar panels and low carbon heating technologies. Vegetation and landscaping will be incorporated to enhance biodiversity.



Drive-through

The drive-through will benefit from access to the A225 Otford Road.

The end user is unknown at present, but this is expected to be confirmed at a later date.

The drive-through is likely to have a small indoor seating area.

Road & building layout

The existing junction to enter the site from Otford Road is to be reused. The road layout within the site will allow any larger waste collection and goods vehicles to enter and turn within the site.

Buildings are located to minimise noise and light impacts and to optimise existing vegetation and screening.

Infrastructure & cycle route

To support our urban area cycling & walking infrastructure plan, an allowance for a cycling and walking route will be provided in the site.

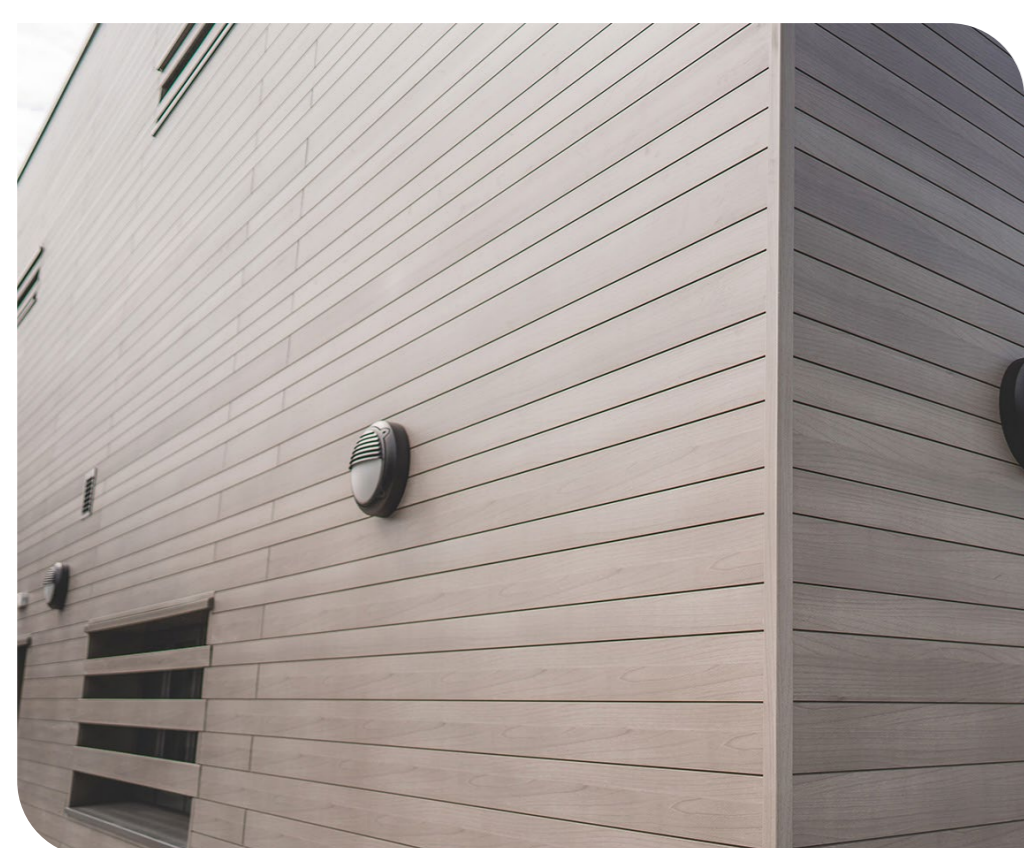


Timber effect cladding

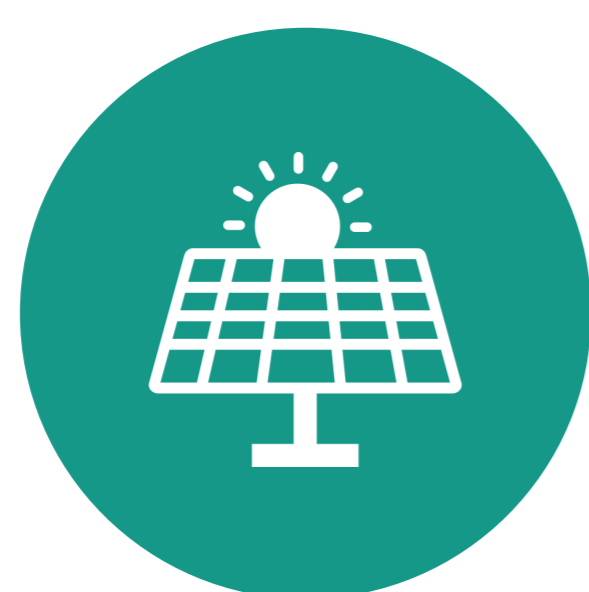
Buff facing brickwork

Grey goods doors

Green cladding panels



Minimum BREEAM Excellent rating and EPC A.



Solar panels to all units.



EV chargers to all units and drive-through.

Sevenoaks urban area cycling & walking infrastructure plan

This plan sets out our aim to encourage sustainable journeys. Part of Route 8, from Otford to Dunton Green shown in blue below, crosses our application site. As part of the proposed designs we are providing an allowance for this new route where it joins to Otford Road.

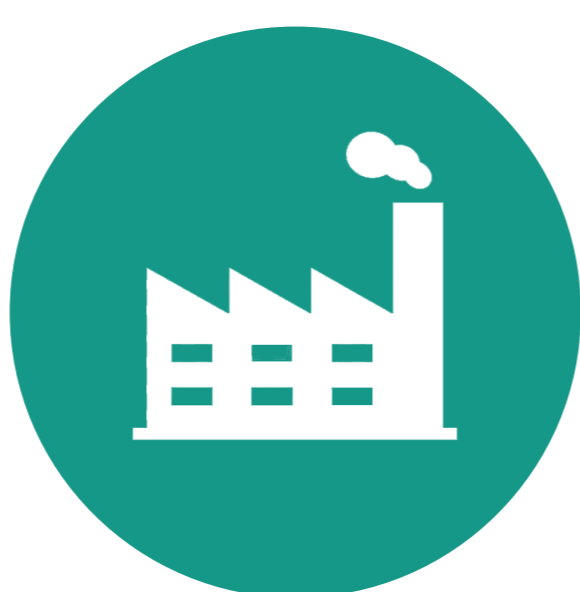
This will allow us to begin negotiations with other landowners to complete this route.



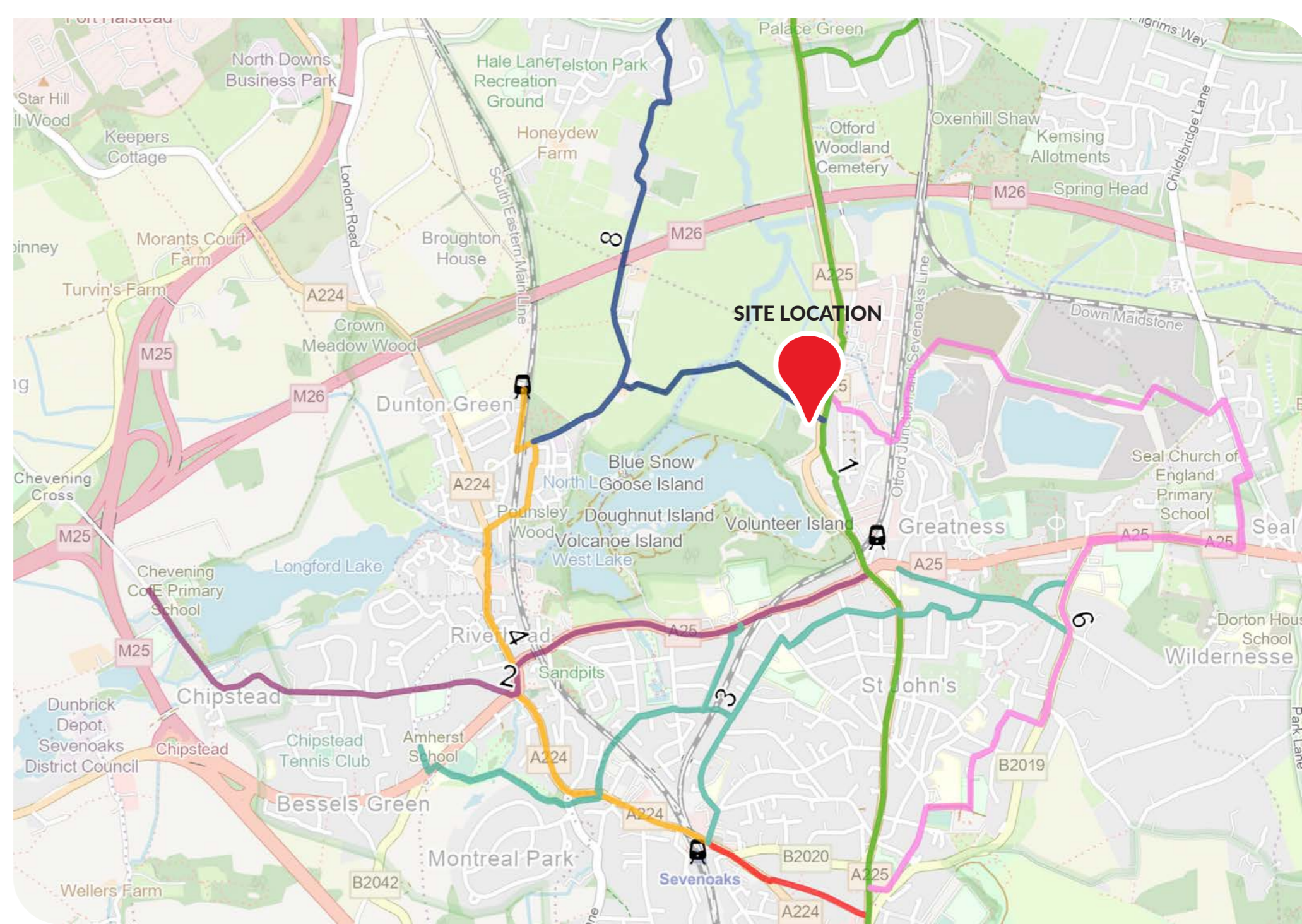
Minimum 10% biodiversity net gain.



Low carbon heating systems.



Reuse of a brownfield site.



Map data: © OpenStreetMap contributors, Microsoft, Facebook inc and its affiliates, Esri Community Maps contributors, Map layer by Esri

THE EXISTING SITE

OUR PROPOSALS



Use

The site is under-utilised and will no longer be required as a Council depot.



Use

The proposed uses will enhance and make better use of the site. The proposed use will also contribute towards our Economic Development Strategy.



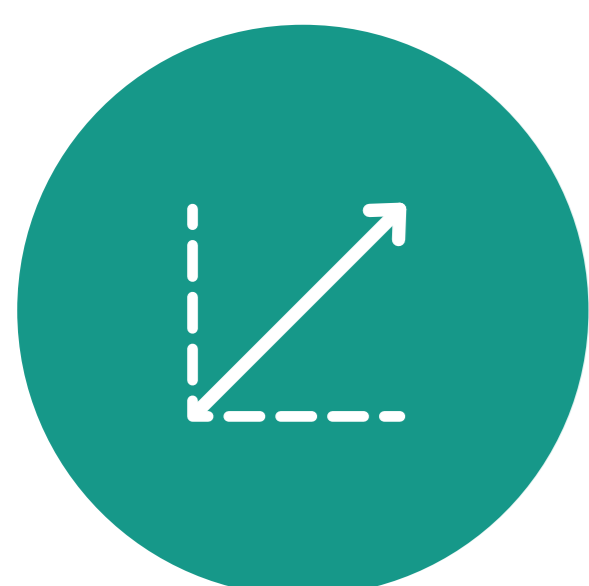
Employment

The site does not currently provide any employment opportunities.



Employment

The proposed business units and drive-through can provide a range of different employment opportunities.



Demand

Businesses wish to locate or consolidate their premises in the area, but there is a lack of available employment land.



Demand

The proposed units will satisfy an identified local demand for various types of businesses.



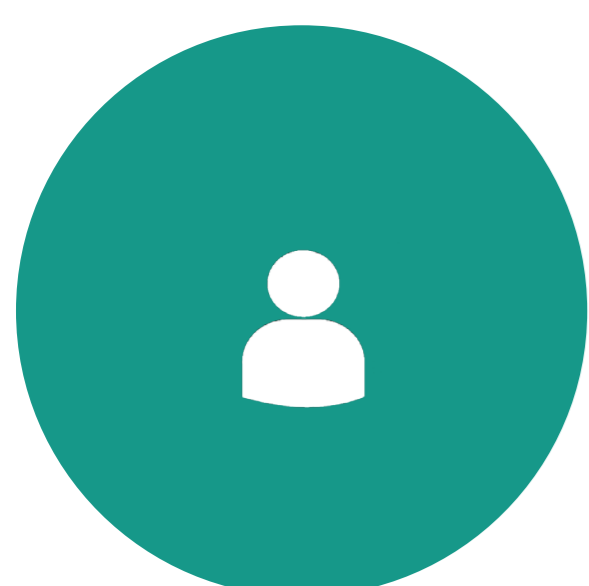
Rents

Business rents are rising due to under-supply within the area. Locations with good transport links are in high demand.



Rents

The proposed units will help satisfy demand in the area. By providing the units we can set rent levels to stimulate and support local businesses.



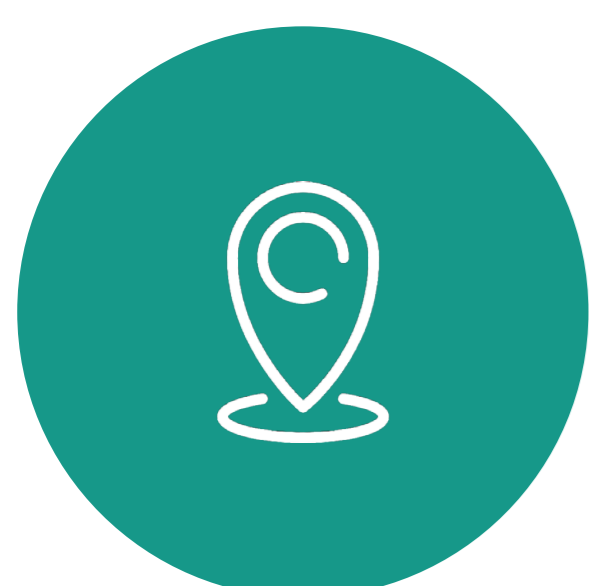
Users

The site is currently inaccessible to the public.



Users

The proposal reserves land for a cycle and walking route, which will enhance public access.



Local area

The site is located close to the Vestry Trading Estate and Connections Business Park.



Local area

Opportunity for businesses to locate close to supply chains and customers.

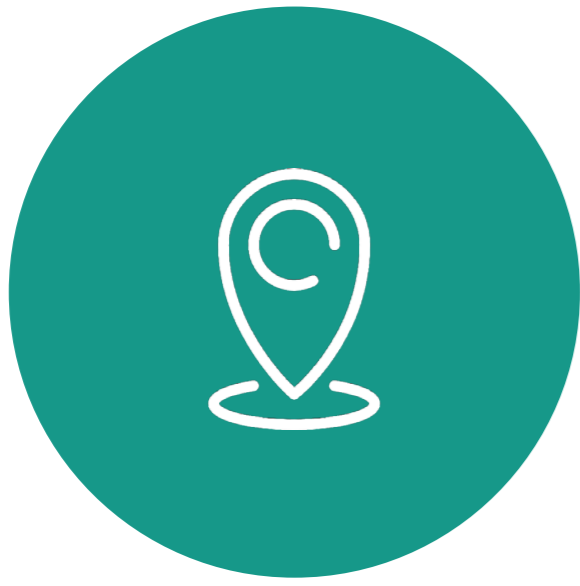


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Satellite imagery: © Airbus, Maxar Technologies, Google 2024

Key:

- | | |
|------------------------------------|---|
| 1 Entrance from Otford Road | 6 Private forecourts for parking and loading |
| 2 Drive-through | 7 Allowance for shared use cycle path to Rye Lane |
| 3 Security gates to business units | 8 Visitor parking for business units |
| 4 Terraced units 1-3 | 9 Turning area for larger vehicles |
| 5 Detached unit 4 | 10 Enhanced landscaping to promote biodiversity |

DESIGN AIMS



Context

The proposals relate to the surrounding area in use, form and scale.



Identity

We are proposing materials that will be sympathetic to their surroundings.



Built form

The built form will be restricted as far as possible to the previously developed area.



Movement

The site has good access to public transport and will enable a new combined cycle and walking route.



Nature

A minimum of 10% biodiversity net gain will be provided.



Public spaces

The space is designed to be safe, secure, social and accessible by all.



Uses

Mixed uses complement each other and the existing uses in the surrounding area.



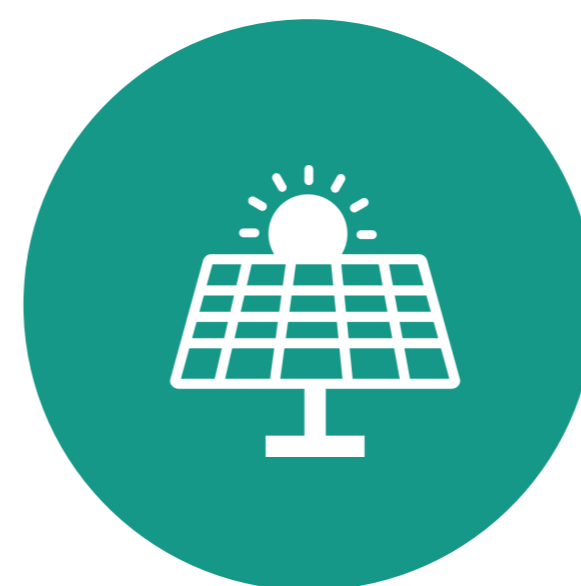
Buildings

The proposed buildings will have a functional, and sustainable construction.



Lifespan

Quality materials will keep the proposals looking modern for years to come.



Resources

Materials that are suitable for the local climate will be used.

The proposed concepts address the ten key characteristics of the National Design Guide. This ensures our proposals are efficient and demonstrate suitable and sustainable development to enhance the local area.

NEXT STEPS

Alongside this public engagement event, we are engaging in pre-application discussions with Sevenoaks District Council's Planning Department to review our initial proposals. Based on the engagement and feedback, the design will be developed further where appropriate in preparation for a full planning application. We anticipate lodging a planning application in 2025. You will then have another opportunity to submit further comments as part of the planning consultation process.

HAVE YOUR SAY

Thank you for joining us. Your feedback is important to us and we would appreciate if you could leave a comment on this board using a Post-it note. You can also respond online at www.sevenoaks.gov.uk/businesspark or by scanning the QR code.



We will review your responses and incorporate your feedback where possible as the designs develop.

Please affix your Post-it note on one of the available spaces
